



Comhairle Contae Thiobraid Árann
Tipperary County Council



Vacant Properties Seminar

Fire Safety & Building Control

Clonmel, 16th November 2023

Martin Moore C. Build E MCABE MIBCI (Reg. Building Surveyor)

Assistant Chief Fire Officer

Tipperary Fire & Rescue Service



Overview

- Main Legislation
- Building Regulations and BC Regulations
- Protected Structures
- Guidance Documents Available
- Typical Premises / Scenarios
- Main Challenges Envisaged





Get Competent Advice

- 1st Step – Engage a competent Registered Professional
 - Chartered Engineer - EI
 - Registered Architect - RIAI
 - Registered Building Surveyor - SCSl
- 2nd Step – Engage with Local Authority – Planning, Fire / Building Control, Housing, MD





Legislation

- **Fire Services Acts 1981 & 2003**

- Section 18(2) – Duties on *person in control*..
- Section 19 – Potentially Dangerous Building



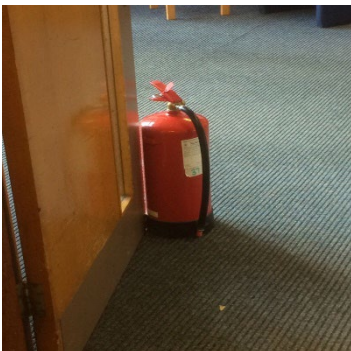
S.I. No. 496 of 1997

**BUILDING CONTROL REGULATIONS 1997
REVISED**

Updated to 1 July 2021

- **Building Control Act 1990 - 2014**

- Building Regulations 1997 (as amended)
- Building Control Regulations 1997 – 2021





Fire Services Acts 1981 & 2003

• Fire Services Acts 1981 & 2003

• Section 18(2)

“It shall be the duty of every person having control over premises to which this section applies to—

*(a) take all **reasonable** measures to guard against the outbreak of fire on such premises,*

*(b) provide **reasonable** fire safety measures for such premises and prepare and provide appropriate fire safety procedures for ensuring the safety of persons on such premises,*

(c) ensure that the fire safety measures and procedures referred to in paragraph (b) are applied at all times, and

(d) ensure, as far as is reasonably practicable, the safety of persons on the premises in the event of an outbreak of fire whether such outbreak has occurred or not.”





Building Regulations

• Building Regulations – Health, Safety and Welfare (Parts A – M)

- **Part A** – Structure
- **Part B** – Fire Safety
- **Part C** – Site Preparation and Resistance to Moisture
- **Part D** – Materials and Workmanship
- **Part E** – Sound
- **Part F** – Ventilation
- **Part G** – Hygiene
- **Part H** – Drainage and Waste Water Disposal
- **Part J** – Heat Producing Appliances
- **Part K** – Stairways, Ladders, Ramps and Guards
- **Part L** – Conservation of Fuel and Energy
- **Part M** – Access and Use





Building Regulations

- **Material Alterations and Extensions** – All Parts of Building Regulations apply
- **Material Change of Use** – only some of the Parts of the Building Regulations apply;

Part A1	–	Structure (Loading)
Part B	-	Fire Safety
Part A2	-	Structure (Ground Movement)
Part C4	-	Site Preparation and Resistance to Moisture (Resistance to Weather and Ground Moisture)
Part E	-	Sound,
Part F	-	Ventilation,
Part G	-	Hygiene,
Part H	-	Drainage and Waste Water Disposal,
Part J	-	Heat Producing Appliances,
Part L	-	Conservation of Fuel and Energy,
Part M*	-	Access and Use.



* Part M only applies to elements that are altered or provided that are covered by Part M (e.g. if a passenger lift is decided to be installed the lift must conform to Part M).



Building Regulations

• Regulation Vs. Guidance

Regulation B1 – Means of escape in case of fire

A Building **shall** be so designed and constructed that there are **adequate** means of escape in case of fire...

Guidance – maximum travel distance to an exit **should** be.....





Building Control Regulations

- BC Regulations provide a conduit for proving compliance
 - Fire Safety Certificates
 - Disability Access Certificates
 - Commencement Notices



Building Control Acts 1990 and 2007
Fire Safety Certificate

Building Control Authority: OFFICIAL USE
TIPPERARY COUNTY COUNCIL Register Ref: [REDACTED]
Document ID: [REDACTED]

To: [REDACTED]
Address: [REDACTED] Co Tipperary

Application for a Fire Safety Certificate (Ref. No. [REDACTED]) for:
Nature of Premises: [REDACTED]

Tipperary County Council hereby certify that the works or building to which the application relates, will, if constructed in accordance with the plans, calculations, specifications and particulars submitted, comply with the requirements of Part B of the Second Schedule to the Building Regulations 1997 as amended. In considering this application no assessment has been made to whether the works or building will comply with the other requirements of the Second Schedule to the Building Regulations 1997 as amended. This Certificate is granted subject to the conditions (if any) contained in the Schedule hereunder.

Condition 1:

The provision for vehicle access shall be in accordance with Section 5.2 of Technical Guidance Document B 2006 (2020 reprint) and the Site Layout plan as submitted to this authority as part of this application.

Reason: To ensure compliance with Part B5 of the Second Schedule to the Building Regulations 1997 to 2006

National Building Control and Market Surveillance Office

English Gaelige

Welcome to the Building Control Management System (BCMS)

Log In

Sign Up





Protected Structures

• No Exemption from Building Regulations....

- Except from Part L (Conservation of Energy)
- Full exemption if it is subject to the National Monuments Acts

• Case can be made for....

- What's practicable?
- Compensatory measures / features

Existing Buildings

In the case of material alterations or changes of use of existing buildings, the adoption of the guidance in this document without modification may not, in all circumstances, be appropriate. In particular, the adherence to guidance including codes, standards or technical specifications, intended for application to new work may be unduly restrictive or impracticable. Buildings of architectural or historical interest are especially likely to give rise to such circumstances. In these situations, alternative approaches based on the principles contained in the document may be more relevant and should be considered.



12th / 13th Century Rock of Cashel
National Monument



Stanwix Village – Dublin Rd, Thurles
Protected Structure



Guidance Documents

•Bringing Back Homes

- Fire Safety Certificates
- Disability Access Certificates (no longer required for flats)
- Application of the Building Regulations
- Commencement Notices

•Fire Safety in Flats

- Technical guidance on fire safety in existing flats - management of fire safety, means of escape, structural fire precautions, building services etc

•Technical Guidance Documents A-M

- Technical guidance on complying with Building Regulations



Bringing Back Homes
Manual for the reuse
of existing buildings

Fire Safety in Flats

**A Guide to Fire Safety in
Flats, Bedsitters and
Apartments**





Guidance Documents

Fire Safety in Flats

A Guide to Fire Safety in Flats, Bedsitters and Apartments

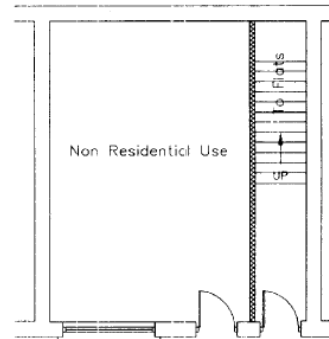
DUBLIN:

Published by the Stationery Office

To be purchased through any Bookseller, or directly from the
Government Publications Sale Office, Sun Alliance House,
Molesworth Street, Dublin 2.

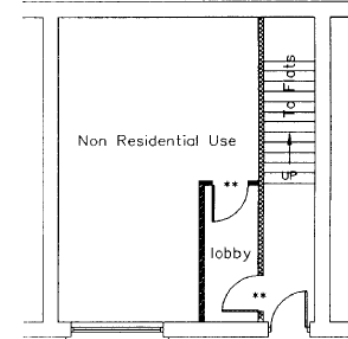
Price £3.60

July, 1994



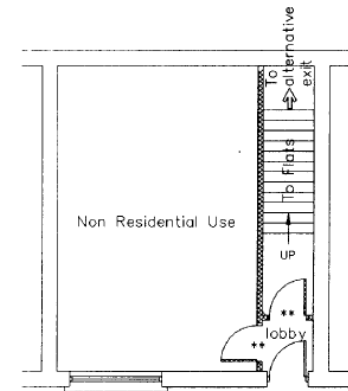
Ground Storey

DIAGRAM 8



Ground Storey

DIAGRAM 9



Ground Storey

DIAGRAM 10

Legend:

60 Min Fire Resisting Construction

30 Min Fire Resisting Construction

** Fire Door FD30S



Guidance Documents

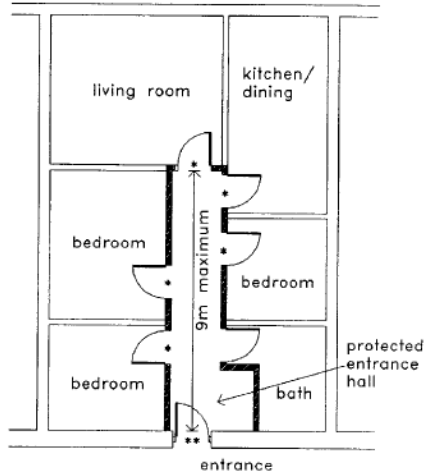


DIAGRAM 1

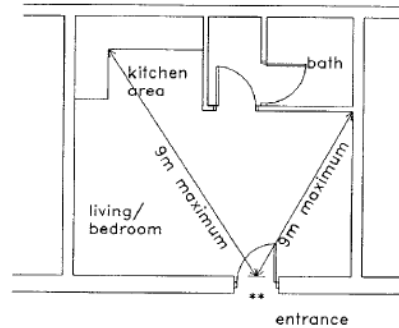
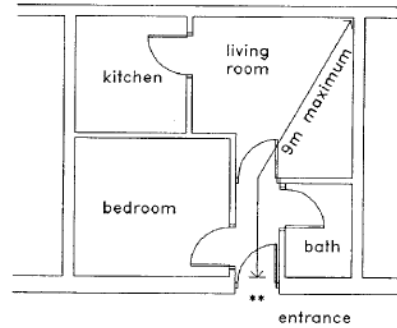
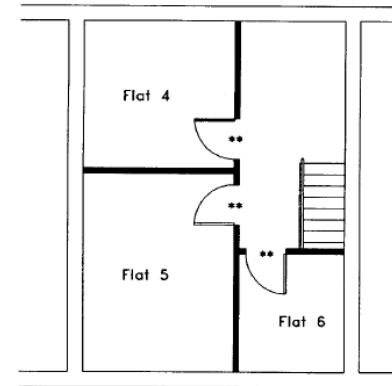


DIAGRAM 2



UPPER STOREY

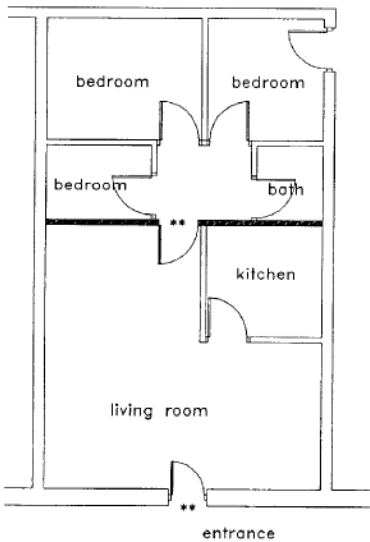
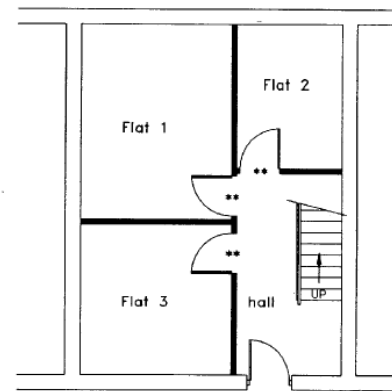


DIAGRAM 3



GROUND STOREY

Legend:

30 Min Fire Resisting Construction ———

* Fire Door FD20

** Fire Door FD30S

Legend:

30 Min. Fire Resisting Construction ———

** Fire Door FD30S

DIAGRAM 7



Typical Premises / Scenario's



• 2 Storey Building – Potential Use?

- Commercial ground floor with residential accommodation above
- 2 storey apartment / flat building
- 2 storey dwelling house

Type 2

Two-Storey Building
with Over-the-Shop
Accommodation

NOTE: The shop may be
ancillary to the dwelling or
may be an independent
shop unit.



Elevation

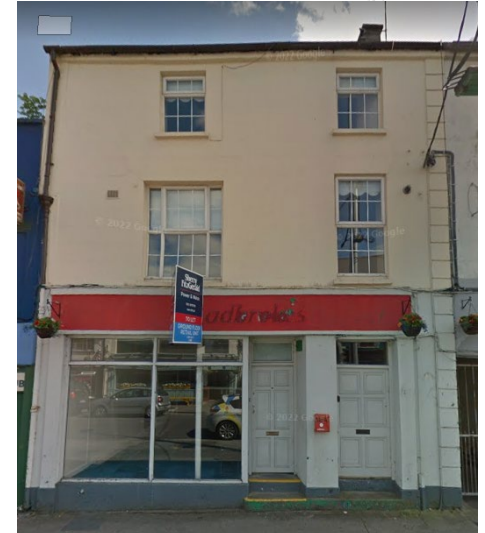


Section





Typical Premises / Scenario's



•3 Storey Building – Potential Use?

- Commercial ground floor with residential accommodation above
- 3 storey apartment / flat building
- 3 storey dwelling house

Type 3

Three-Storey Building
with Over-the-Shop
Accommodation

NOTE: The shop may be
ancillary to the dwelling
or may be an independent
shop unit.



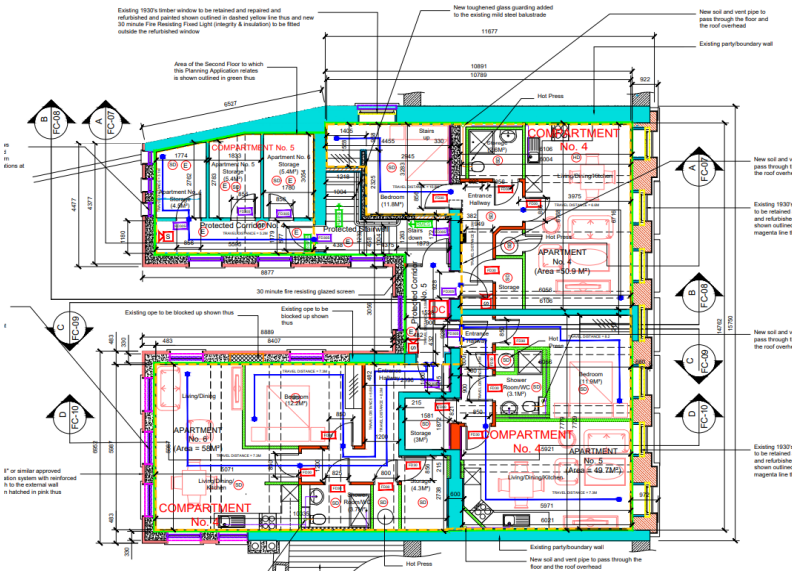
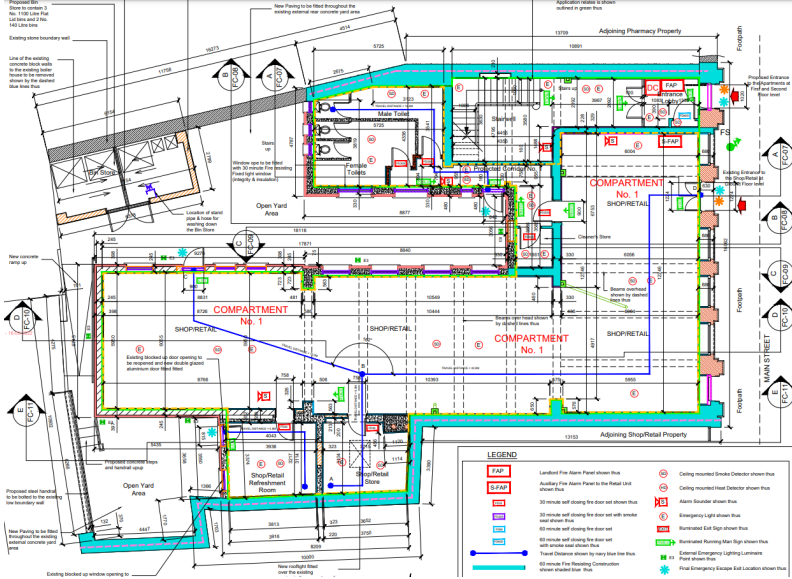
Elevation



Section



Refurb Project



The Irish House – Tipperary Town





Challenges Envisaged

- **Existing Buildings**

- Generally constructed prior to Building Regulations
- Older construction / materials (no fire doors / protected escape routes / compartmentation)

- **Location of Stairways**

- Dedicated escape stairs for residential areas – separate to commercial
- Existing stairs may be terminating into a kitchen / living room

- **Poor Layouts**

- Long pathways / escape routes / no access back to street
- Deep building plans

- **Separation of different occupancies**

- Apartment above shop

But.....solutions can be found!



Summary

- Appoint a competent Technical Advisor – Can't be a “DIY” job
- Fire Services Acts 1981 & 2003 and Building Control Act 1990 to 2014
- FSC's, DAC's, CN's
- Guidance Available
- Existing Buildings – challenging but significant reward





Comhairle Contae Thiobraid Árann
Tipperary County Council



Questions?



Martin Moore C. Build E MCABE (Reg. Building Surveyor)
Assistant Chief Fire Officer
Tipperary Fire & Rescue Service